



**City of Coral Gables**  
**CITY COMMISSION MEETING**  
**April 12, 2022**

**ITEM TITLE:**

**Ordinance on First Reading. Zoning Code Text Amendment.**

An Ordinance of the City Commission of Coral Gables, Florida providing for a text amendment to the City of Coral Gables Official Zoning Code by amending Article 1, "General Provisions," Section 1-108, "Transitional Rules," to clarify that allowed existing uses of property or permitted as a conditional use of property within the city prior to the effective date of the Zoning Code Update Ordinance No. 2021-07 shall remain in effect as a permitted use of property or a conditional use of property upon the adoption of Ordinance No. 2021-07; providing for retroactive application; providing for severability, repealer, codification, and an effective date.

**DEPARTMENT HEAD RECOMMENDATION:**

Approval.

**PLANNING AND ZONING BOARD RECOMMENDATION:**

The Planning and Zoning Board at their 03.09.22 meeting recommended approval of the proposed zoning code text amendment (vote: 6-0).

**BRIEF HISTORY:**

The City is proposing a Zoning Code text amendment to clarify that any permitted use or conditional use that was allowed on a given property prior to the adoption of the Zoning Code Update in 2021 remains in effect as a permitted use or a conditional use for that property.

The Zoning Code Update of 2021 both organized a more user-friendly framework of zoning provisions and also created a few new zoning districts that reflected the allowed development rights from the Comprehensive Plan's future land use designations. Many additional limitations for the location of certain uses were added to restrict these uses from abutting and impacting single-family properties to mimic the former Commercial Limited zoning district. Similarly, certain uses were limited to only be allowed within the appropriate district overlays. However, the streamlined permitted and conditional use table as adopted with the Zoning Code Update could be interpreted to inadvertently remove some allowed uses or conditional uses for properties. Therefore, the proposed text amendment clarifies that formerly permitted and conditional uses of any property apply to the new zoning districts as formerly allowed on the property.

The draft Ordinance of the Zoning Code text amendments is provided as Exhibit A.

**LEGISLATIVE ACTION:**

<b>Date:</b>	<b>Resolution/Ordinance No.</b>	<b>Comments</b>


**OTHER ADVISORY BOARD/COMMITTEE RECOMMENDATION(S):**

<b>Date</b>	<b>Board/Committee</b>	<b>Comments (if any)</b>

**PUBLIC NOTIFICATION(S):**

<b>Date</b>	<b>Form of Notification</b>
02.25.22	March PZB Legal Advertisement.
04.05.22	City Commission meeting agenda posted on City webpage.

**APPROVED BY:**

<b>Asst. Director of Development Services for Planning and Zoning</b>


**EXHIBIT(S):**

- A. Draft Ordinance.
- B. 03.09.22 Planning & Zoning Board Staff Report with attachments.
- C. Excerpts from 03.09.22 PZB meeting.